

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 15, 1971

Appeal No. 10900 Comet Fuel Company - Perth Amboy, N.J., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Mr. Scrivener & Mr. Mackey Absent, the following Order of the Board was entered at the meeting of October 19, 1971.

EFFECTIVE DATE OF ORDER - December 7, 1971

ORDERED:

That the appeal for permission to continue use as office for taxi cab company, parking and minor repairs at 601 Rhode Island Ave., N.W., lot 852, Square 442 be Granted Conditionally.

FINDINGS OF FACTS:

1. The subject property is located in a R-4 District.
2. The property is improved with a one story brick building presently used as a office for taxi cab company with parking and minor repairs.
3. Frederick and Mary J. McCoy are tenants on the subject premises under a lease.
4. Mr. McCoy stated that his lease is for about eight years but he probably won't be there long because RLA will be taking over the property real soon.
5. The BZA previously granted permission for this appeal in BZA Appeal No. 8602 and Appeal No. 9109.
6. The repairs will be limited to servicing taxi cabs used by the business. The repair service would be tune-ups emergency road service, brake repairs, lubrication and oil changes.
7. No opposition was registered at the Public Hearing as to the granting of this appeal.

OPINION:

We are of the opinion that the continuance of this taxi cab company will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity.

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This order shall be subject to the following conditions:

- a. No vehicles shall be parked in the public space nor shall there be any repair of vehicles for the general public.
- b. No body or fender repair for automobiles shall be conducted on the premises.
- c. This order is subject to all conditions of the order in Appeal No. 8602 and Appeal No. 9109.

Permit shall not be issued until all conditions of this order are met and complied with and further, the board reserves the right to direct revocation of the permit upon a proper showing that any terms or conditions of this order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED

By: _____
GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.